

Ryecroft Rise Long Ashton BS41 9NQ

£445,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

826.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway & Garage



OUTSIDE SPACE

Front & Rear



EPC RATING

C



COUNCIL TAX BAND

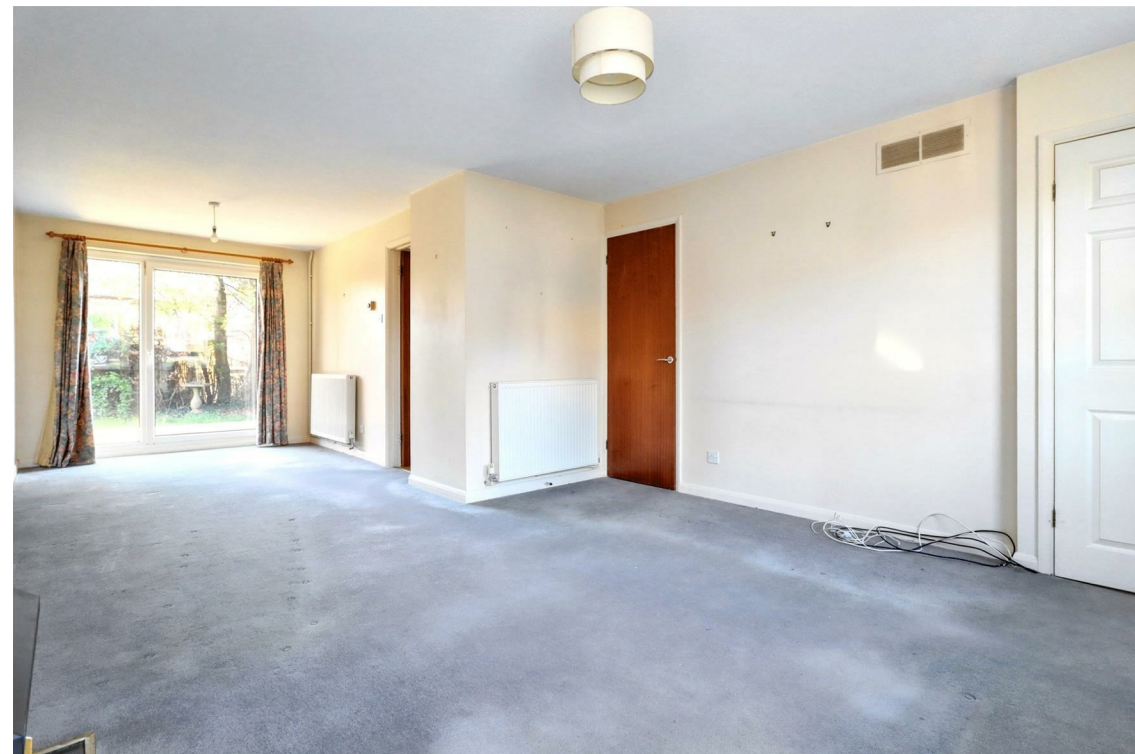
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Nestled in a sought-after residential area in the popular village of Long Ashton, this semi-detached house offers fantastic potential for those looking to make their mark on a property. In need of some updating, this home presents an exciting opportunity to create a modern space in a thriving community surrounded by countryside but with easy access to the city.

The dual-aspect sitting/dining room is a bright and airy space, featuring a glass patio door that opens directly onto the garden, providing a seamless flow for indoor-outdoor living. The kitchen offers ample worktop space and storage, including two built-in cupboards. Upstairs, the property has three well-proportioned bedrooms, with the main bedroom benefiting from built-in storage and dual-aspect windows, ensuring good natural light throughout the day. A family bathroom completes the upstairs layout.

Externally, the property enjoys a wide driveway leading to a single garage, offering plenty of off-road parking. The front garden is lawned, while the wrap-around rear garden provides a peaceful retreat, surrounded by mature trees and bushes. The patio area and lawn are great for enjoying the outdoors or entertaining guests. Gated access to the front of the property offers added convenience.

This home is found in a vibrant village with excellent amenities. Families will appreciate two highly-rated primary schools and easy access to good state and independent secondary schools. Enjoy scenic walks in Ashton Court Estate, Peel Park, and local woods. The David Lloyd Centre offers sports facilities, while the village also features a Post Office, pharmacy, doctors, dentists, hairdressers, Co-op supermarket, farm shop, bakery, and a selection of pubs and eateries, including The Little Tipple and The Old Library cafe/bar/pizzeria. With a Park and Ride service to Bristol city centre, this location combines peaceful village life with city convenience.



A semi-detached house with great potential, featuring a garden, three bedrooms, a garage, and within a short drive of Bristol City Centre.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...



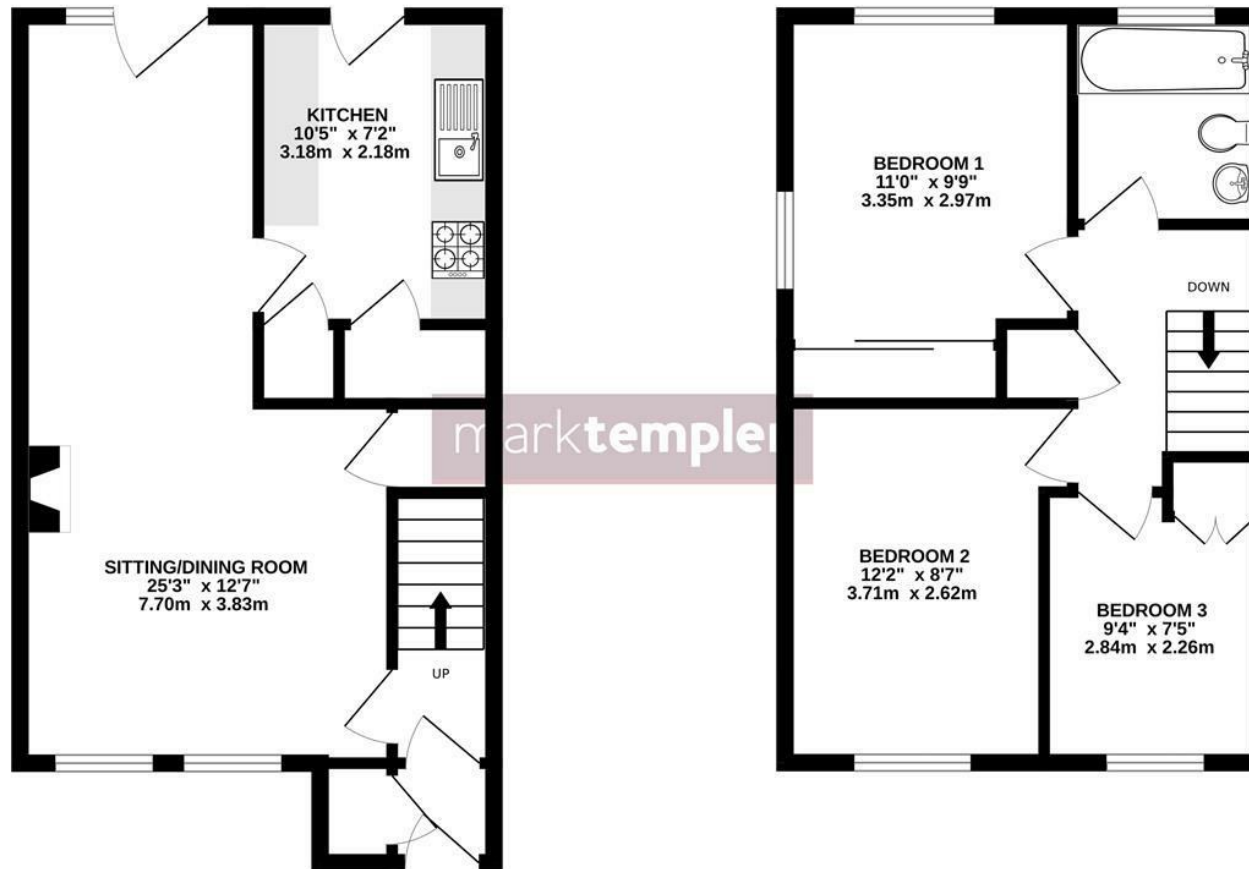
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GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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